




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

28B Piersfield Terrace

PIERSFIELD, EDINBURGH, EH8 7BQ



Piersfield

Piersfield is an exclusively residential district situated to the east of the city in the lee of Arthur's Seat. It is situated probably no more than two miles away from the city centre. Using one of the many and frequent bus services that serve the district, the trip into the city centre generally takes no more than a matter of ten to fifteen minutes. For the energetic, many parts of the city centre are within walking distance via Holyrood Park. Within easy reach is a very large branch of Morrisons which can probably satisfy every possible daily requirement. Throughout the district are a number of small shops as well as banking and Post Office services. Travelling away from the city centre via Milton Road, Asda, can often be reached in a matter of five minutes. Throughout the district, there is a choice of health services including the services of a number of dentists. Close to the property is the vast expanse of Holyrood Park and Arthur's Seat, the climbing of which is rewarded by panoramic views of the entire region.

At the foot of Arthur's seat lies Duddingston Loch. Just around the corner lies Meadowbank Sports Centre. On the far side of the park, within easy reach, is the Royal Commonwealth Pool.

The Royal High Primary School and Parson Green Primary School are nearby. A little further on is Duddingston Primary and St Johns Primary. The secondary school is in Portobello.

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HIGHLY DESIRABLE FIRST-FLOOR

An excellent opportunity has arisen to acquire highly desirable one bedroom first-floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Piersfield area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway, a bright and spacious lounge/diner which has a feature electric fire including surround and an Edinburgh press cupboard. The fully fitted, partially tiled kitchen benefits from an integrated gas hob.

Within the double bedroom there are wall-to-wall of mirrored wardrobes and the three-piece, partially tiled bathroom has an over-head shower.

This property also benefits from; gas central heating, full double glazing, communal garden grounds to the rear of the property and more than adequate un-restricted on-street parking to accommodate for residents and visitors alike.





MAKING FOR
AN IDEAL
FIRST-TIME-BUYER
OR
BUY-TO-LET
OPPORTUNITY



Property Specifications



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

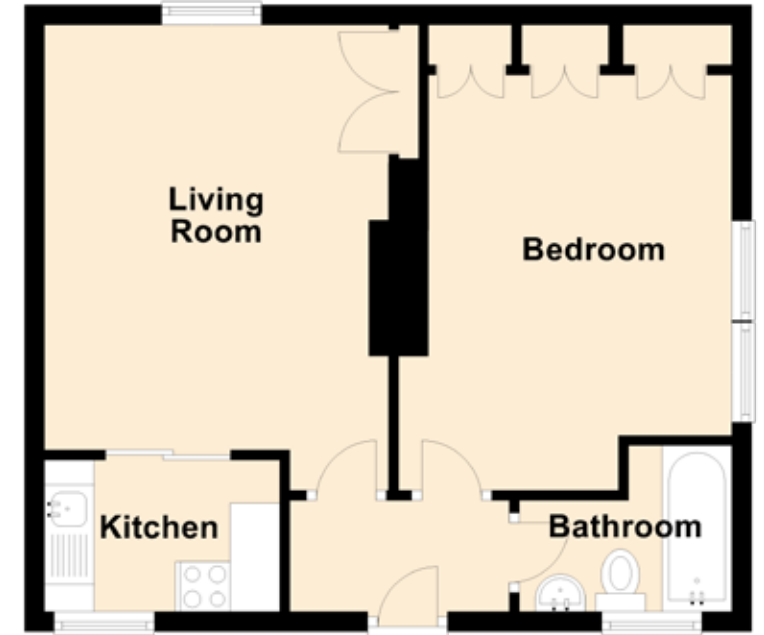
Approximate Dimensions (Taken from the widest point)

Kitchen	2.36m (7'9") x 1.52m (5')
Living Room	4.26m (14') x 3.45m (11'4")
Bedroom	3.63m (11'11") x 3.04m (10')
Bathroom	2.13m (7') x 1.67m (5'6")

Gross internal floor area (m²): 39m² EPC Rating: D

Extras (Included in the sale):

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
SEAN NICOL
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer